

MORTGAGE OF REAL ESTATE—Prepared by WILKINS & WILKINS, Attorneys at Law, Greenville, S. C.

1602 PAGE 455

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

RECORDED
APR 10 4 46 PM '83
DONNIE S. JANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Paul Edgar Candler, Jr. and Deborah Ann Candler

(hereinafter referred to as Mortgagor) is well and truly indebted unto BANK OF TRAVELERS REST
PO Box 485, Travelers Rest SC 29690

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of

THIRTY THOUSAND ----- Dollars (\$ 30,000.00) due and payable
in 180 equal installments of \$389.78 each, beginning May 18, 1983 and continuing through
April 18, 1998

with interest thereon from date at the rate of 13.50% per centum per annum, to be paid: Monthly

The Mortgagor has the right to repay the entire amount on this mortgage at any time without penalty.

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

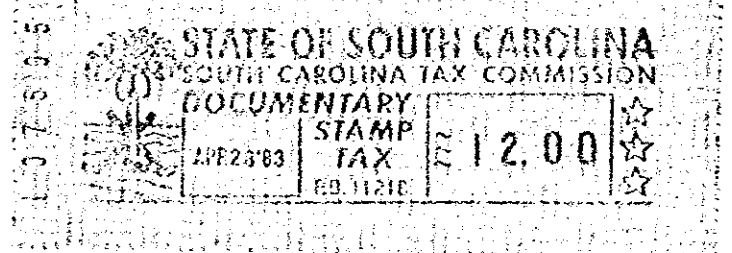
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, the Mortgagee's heirs, successors and assigns:

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the northern side of Carr Road in Grove Township, and shown and designated as a tract containing 16.50 acres, more or less, according to a plat prepared by C. O. Riddle, R.L.S. dated April 4, 1978 entitled "Property of Jennie W. Carr" recorded in the RMC Office for Greenville County in plat book 6Q at page 83 and having the following metes and bounds, to-wit:

Beginning at a point in the center of Carr Road at the joint corner of within tract and property now or formerly of Willie R. and Beatrice L. Hudson and running thence with the center of Carr Road N. 35-32 W. 100 feet to a point; thence N. 38-56 W. 100 feet to a point; thence N. 45-44 W. 100 feet to a point; thence N. 51-28 W. 100 feet to a point; thence N. 53-22 W. 247.74 feet to a point; thence N. 59-04 W. 100 feet to a point; thence N. 74-56 W. 131.05 feet to a point; thence N. 88-44 W. 90 feet to a point; thence N. 83-20 W. 56.07 feet to a point in the center of Carr Road at the joint corner of the within tract and property now or formerly of Mildred C. Chapman and Sara C. Carson; running thence with the joint line of said property N. 4-22 W. 115.92 feet to an iron pin; thence N. 1-22 E. 396 feet to an iron pin; thence N. 47-22 E. 122 feet to a point in a creek; thence N. 77 E. 363 feet to a stone; thence S. 69-30 E. 546 feet to an iron pin; thence S. 7-11 W. 553.27 feet to a stone along line of property now or formerly owned by Ralph W. and J. Ansel Blakely; thence S. 7-53 W. 464.98 feet to point of beginning.

This is the same property conveyed to mortgagors by Jennie W. Carr by deed dated 6/16/78 recorded 6/16/78 in deed book 1081 page 430 of the RMC Office for Greenville County, SC

At the option of the mortgagee, the indebtedness secured hereby shall become due and payable if the mortgagor shall convey the mortgaged premises or if the title thereto shall become vested in any other person or party for any other reason whatsoever.



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.
The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.